

178.0

0001

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
864,900 / 864,900
864,900 / 864,900
864,900 / 864,900

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|------------------------|
| 287 | | APPLETON ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|---------------------------|--|
| Owner 1: GOLDENBERG KEREN | |
| Owner 2: WEINSTEIN LAURA | |
| Owner 3: | |

Street 1: 287 APPLETON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: COOK STEPHEN M -

Owner 2: COOLEY TERASA -

Street 1: 287 APPLETON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Vinyl Exterior and 2878 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4500 | | Sq. Ft. | Site | | 0 | 70. | 1.23 | 7 | | | | | | | | | 388,499 | | | | | | 388,500 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | User Acct | |
|-------------------------|--|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101 | | | | | | | | 4500.000 | | 476,400 | | | | 388,500 | | 864,900 | | | | | | | |
| Total Card | | | | | | | | 0.103 | | 476,400 | | | | 388,500 | | 864,900 | | Entered Lot Size | | | | | |
| Total Parcel | | | | | | | | 0.103 | | 476,400 | | | | 388,500 | | 864,900 | | Total Land: | | | | | |
| Source: Market Adj Cost | | | | | | | | | | Total Value per SQ unit /Card: | | 300.54 | | /Parcel: | | 300.54 | | Land Unit Type: | | | | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 476,400 | 0 | 4,500. | 388,500 | 864,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 447,400 | 0 | 4,500. | 388,500 | 835,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 447,400 | 0 | 4,500. | 388,500 | 835,900 | 835,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 368,400 | 0 | 4,500. | 388,500 | 756,900 | 756,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 368,400 | 0 | 4,500. | 327,500 | 695,900 | 695,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 368,400 | 0 | 4,500. | 299,700 | 668,100 | 668,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 368,400 | 0 | 4,500. | 255,300 | 623,700 | 623,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 326,400 | 0 | 4,500. | 222,000 | 548,400 | 548,400 | Year End Roll | 12/11/2014 |

Parcel ID 178.0-0001-0002.0

!13954!

PRINT

Date 12/30/21

Time 18:03:00

LAST REV

Date 06/08/21

Time 12:52:19

jorourke

13954

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| COOK STEPHEN M, | 56926-508 | | 5/31/2011 | Change>Sale | 525,000 | No | No | | |
| O NEILL DANIEL | 50196-272 | | 10/5/2007 | | 530,000 | No | No | | |
| | 12387-678 | | 3/1/1973 | | 32,000 | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 10/19/2012 | 1349 | Manual | 2,697 | C | | | | |
| 6/22/2011 | 615 | Redo Bat | 23,000 | | | | | 2ND FLR BTH & INSU |
| 10/30/1998 | 755 | Addition | 52,000 | | | | | 20X24 ADDITION/BSM |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 6/29/2018 | MEAS&NOTICE | CC | Chris C |
| 7/2/2012 | External Ins | BR | B Rossignol |
| 12/3/2008 | MLS | MM | Mary M |
| 10/31/2008 | Meas/Inspect | 163 | PATRIOT |
| 4/19/2000 | Inspected | 276 | PATRIOT |
| 12/23/1999 | Mailer Sent | | |
| 12/22/1999 | Measured | 163 | PATRIOT |
| 6/15/1999 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA / / /



| | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-------------------------|-----|------------------------------------|----------|-------------------|-----|-------------------------|-----------------|---------------------------------|-----------|----------------------|------|--------------|------------|------------|--------------|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | |
| Type: 97 - Tudor | 1 | Rating: Good | | | | | | | | | | | | | | | | | | | |
| Sty Ht: 2A - 2 Sty +Attic | | | | A Bath: | | Rating: | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | | Rating: Good | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | | Rating: | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | | Rating: | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | | Rating: | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | | Rating: | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | | | | | | | | | | | | | | | | | | |
| Color: BEIGE | | | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | | |
| Grade: C - Average | | | | Kits: 1 | | Rating: Very Good | | | 1st Res Grid | Desc: Line 1 | # Units 1 | | | | | | | | | | |
| Year Blt: 1932 | Eff Yr Blt: | | | A Kits: | | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Fpl: 1 | | Rating: Good | | | Other | | | | | | | | | | | | |
| Jurisdct: G12 | | Fact: . | | WSFlue: | | Rating: | | | Upper | | | | | | | | | | | | |
| Const Mod: | | | | | | | | | Lvl 2 | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | Lvl 1 | | | | | | | | | | | | |
| | | | | | | | | | Lower | | | | | | | | | | | | |
| | | | | | | | | | Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | |
| Avg Ht/FL: STD | | | | Location: | | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | |
| Prim Int Wal 2 - Plaster | | | | Total Units: | | | | | Interior: | 1 | 7 | 3 | | | | | | | | | |
| Sec Int Wall: | | % | | Floor: | | | | | Additions: 1998 | | | | | | | | | | | | |
| Partition: T - Typical | | | | % Own: | | | | | Kitchen: | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Name: | | | | | Baths: | | | | | | | | | | | | |
| Sec Floors: 4 - Carpet | | 40 % | | | | | | | Plumbing: | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | | Electric: | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | Heating: | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | General: | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 178.0-0001-0002.0 | | | | | | | | | | IMAGE | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | AssessPro Patriot Properties, Inc | | | |
| More: N | Total Yard Items: | Total Special Features: | | | | | | | | | | Total: | | | | | | | | | |